

In re:
Troy D. Conver
Debtor

Case No. 19-11792-pmm
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-4
Date Rcvd: Aug 19, 2024

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 21, 2024:

Recip ID	Recipient Name and Address
db	+ Troy D. Conver, 1197 Conestoga Blvd., Conestoga, PA 17516-9626

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 21, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 19, 2024 at the address(es) listed below:

Name	Email Address
BRENNA HOPE MENDELSON	on behalf of Plaintiff Troy D. Conver tobykmendelson@comcast.net
BRENNA HOPE MENDELSON	on behalf of Debtor Troy D. Conver tobykmendelson@comcast.net
DENISE ELIZABETH CARLON	on behalf of Creditor MidFirst Bank bkgroup@kmlawgroup.com
KEVIN S. FRANKEL	on behalf of Creditor Nationstar Mortgage LLC D/B/A Mr. Cooper pa-bk@logs.com
KRISTEN D. LITTLE	on behalf of Creditor Nationstar Mortgage LLC D/B/A Mr. Cooper KRLITTLE@FIRSTAM.COM
MICHAEL JOHN CLARK	on behalf of Creditor Nationstar Mortgage LLC D/B/A Mr. Cooper mclark@squirelaw.com

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ROLANDO RAMOS-CARDONA

on behalf of Trustee SCOTT F. WATERMAN [Chapter 13] ecfmail@readingch13.com

SCOTT F. WATERMAN [Chapter 13]

ECFMail@ReadingCh13.com

Scott F Waterman

on behalf of Trustee SCOTT F. WATERMAN [Chapter 13] ECFmail@fredreiglech13.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 10

UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In re: Troy Conver

Chapter 13

Debtor

Case Number: 19-11792-pmm

ORDER

AND NOW, upon consideration of the Debtor's Motion to Sell Real Property Free and Clear of Liens, Interests and Encumbrances pursuant to Section 363 (hereinafter "the Motion"), it is hereby: ORDERED that the Motion is GRANTED.

IT IS FURTHER ORDERED, pursuant to 11 U.S.C. 363(b), that the Debtor is authorized to sell the Debtor's real property known as 1197 Conestoga Blvd, Conestoga, Lancaster County, PA, 17516 to Patrick Joyce, for the sum of \$155,000.00, pursuant to the terms of the Agreement of Sale attached to the Motion.

All other valid, perfected, allowed secured claims and/or liens shall attach to the proceeds of sale as shall normal and customary closing costs, pro rata real estate taxes, monies owed to municipalities for water/sewer, taxes, and shall pay off in full the First Mortgage, subject to proper pay off quotes, along with those other charges as are contained in the Motion, which is incorporated herein.

Shall any proceeds be available after such fees/costs and expenses mentioned above are paid and shall exceed the Debtor's allowable exemption in the amount of \$11,825.00, said proceeds will be paid to the Chapter 13 Trustee for the benefit of unsecured creditors.

Debtor shall forward a true and correct copy of the HUD-1 Settlement Sheet from the Closing on this sale to the Chapter 13 Trustee immediately upon Closing.

Dated: **August 19, 2024**

BY THE COURT

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Patricia M. Mayer

United States Bankruptcy Judge